CITY REAL ASTATE FOR SALE. HEAR PORTY-NINTH PREET. A supero. Sone Mansion, of Art secure and entire stoop bronternal design, finished with exquisite to styleshed in a most sumptings.

new styl shed in a most sumpting; and recherche style, to and it is another and recherche style, to the another and it is another and it is another and it is another and it is another anothe of large, small and medium size, Forty-ninth to Fifth

V. K. STEVESON & SON, 11 Pine street DJOINING FIFTH AVENUE, SEVENTY-SEVENTH street. Four cheap Lois, and 30x100 fees, Fishty-fourth reet, near Fifth avenue, for sale exceedingly low; also ghitch street, between Fifth and Madison avenues, a de-rable building Lot for sale reasonably; Y. K. STAYENSON & SON, 11 Pine street.

RECOND AVENUE HOUSE FOR SALE.—NEAR
Tenth street: four story, bich stoop, brown stone, with
mprovements: comple e order.
E. G. LUCKE, cighth street, opposite Clinton Hall. A PROMINENT CORNER, 50 FEET FRONT, ON Twenty-third street, two blocks from Fifth Avenue Botel, for sale cheap; tirst class location for a public building or festitution. Apply to ROBERT IRWIN, 580 Bowers, from 10 to 12 o'clock.

A -FOR SALE, FURNISHED OR UNFURNISHED, three story brown stone House on Lexington avenues as Fl ty-fourth street is fully and han somety turnishes sewly freecood and pointed on every floor and in the beauth in every respect. Can be bought at a reasonable figure for permit to view inquire of F. G. & D. BROWN, Agents

-WE HAVE A FINE ASSORTMENT OF DWELLING Houses, from \$9,000 and upwards, and also fine Bur operty, at very low figures if applied for at once. WALDRON & ZaTEL, 1,026 Third avenue.

-FIVE TENEMENT HOUSES, \$28,000 EACH; 30 private Residences and over 150 Lots; four story hig p brown stone on East Fifty-ninth street at a bargain.

BROKER, station K. BARGAIN-A TENEMENT HOUSE, 319 EAST Thirty-first street, 20x50x100: in good order; 28 rooms; ty first arrect, rotocrage, 1250; 87,000 on mortiage, B. WATSON, Attorney, 157 Broadway.

FOR SALE, FOURTH AVENUE PROPERTY near Twenty-night street.-Four story House and price \$25,000. Address S. J., but 116 Herald office. -FOR SALE, NEW FOUR STORY DOUBLE HOUSE and Stores, Third avenue and Huth street; terms easy in Front and rear floor. Address INVESTMENT, both sends office.

BEAUTIFULLY FURNISHED BROWN STONE Buses, all modern improvements, for \$15,00; immepossension given if desired. Apply to the owner on
remises, \$21 East Sixty-account sreet.

CHOICE PLOT, 100X100, ON FIFTY-EIGHTE street, with builder's loan, and a choice Plot of il Lote Fifty-slath street, for sale by STEPHEN D. YANGEY BARGAIN TO SOME BODY IN WANT OF A CHARM well-unit medium size brown stone House, it neighborhood, convenient to Madison average of Seventy-eighth street. Commission allowed

A PREE REGISTER, WITH PARTICULARS OF 2,000
Houses and Huilding Loss for sale and to let, c. planning city map, &c., &c. Apply to V. K. STEVENSON & SON, il Pine street.

SPLENDID CORNER HOUSE ON FIFTH AVENUE, ALVAH BEERE & SON, 59 Liberty street. ONE OR MORE OF THOSE NEW STONE PRON-Houses, on Madison avenue, between 181d and 1330 its, all the improvements; would exchange for vacan lots. BURNETT & BUCK, 1,075 Third av., near 63d of CHEAP LOT-SOUTHWEST CORNER SECOND AV enue and Forty-third street, 20x75; \$2,000; terms cusp celden bargain. THOS. J. DUNKIN, 554 Third avenue.

FIRST CLARS FOUR STORY BROWN STONE front, 22350140, near Fifth avenue, below Forty-second (#4,500; terms e-sy. THOMAS J. DUNKIN, 554 Third avenue.

HANDSOME TUREE STORY CORNER HOUSE 20 feet front, on Lexington avenue, above britteth street sale on easy terms by U. G. BENNET, No. 9 Pine street BARGAIN.—IRVING PLACE, NEAR NINETEENTH street, a fine four story high stoop brick House, 25 feet e and in perfect order. ALBERT BELLAMY, No. 8 Pine street, FIRST CLASS FOUR STORY HIGH STOOP BROWN stone House, close to Pith avenue; superbly fluished;

-I CAN SELL TUREE STORY, HIGH STOOP, weetly foot Unuse near Central Park, for \$15,000, no case, also a four story brown stone on Murray High \$25,000.

1,075 Third avenue, near Skity-bird street.

FIVE TWENTY-FEFT LOTS ON 125TH STREET near the Seventh avenue Boulevard, with a small RNETT & BUCK, 1,075 Third avenue, near sixty third s A .-THREE STORY HIGH STOOP HOUSE ON SIXTY.

A. third street, west of Third avenue. -Leasehold tixty
vars; twenty teet front; all the improvements; \$12,500.

BURNETT & BUCK, 1,070 Third avenue, near Sixty-third as,

-TWO OR FOUR LOTS ON FOURTH AVENUE, IN close proximity to Grand Central depot, desirable for or bostness. BURNETI & BUCK, 1,075 Third avenue, Sixty-third atrect.

SPI.ENDID LOCATION FOR FURNITURE OR Plane Wareroom, on line of Frondway, near Glisey age, 45100, to lesse on liberal terms. Also property near maon Pa & for sale Ab! to lease for business purposes. nince for C. Il. TOIDD, S. East Zwenty-third street.

BARGAIN -- ON THIRTY-EIGHTH STREET, NEAR

HOUSE, 107 EAST SIXTIETH STREET, BETWEE! Fourth and Lexingfoc avenues; first class; finished it wood; hall and starway wainscoled is marble; siz kx100; will be sold cheap and on reasonable terms to GEO. M. SIMONSON, 1,309 Bradway.

FIRST CLASS FOUR STORY BROWN STORE ON Fifty-second street, near Fifth avenue, freecoed through Shight (00 5; also, on Fifty-seventh street, near the and circle, four story brown stone, 30x86x180.5; cheap, FOX BROFILES, 502 Sixth avenue.

BEAUTIFUL FOUR STORY BRICK HOUSE AND Store, 173 avenus C, for sale: on business side; in best locality: \$18,000; no encumbrance; one third cash required, Apply to owner, JOHN FITZPATRICK, 152 Eighth avenue. BUILDERS' LOANS. 20 LOTS NEAR MADISON AVE.

But and Fiftieth street, with Loan to first class builder;
also several other Flots and large Flot in Brooklyn, with
lean of \$150,000.

ALVAH BEERE & SON, 57 Liberty street.

BREWERR.-TWENTY-TWO LOTS. LARGE BRICK mable, three story brick dwelling, rock in the rear, all facel for vants; for sale at a reasonable price and day terms; location near Third avenue fron bridge. Several arge Brewer, at the immediate vicinity.

FRANK G. & DAVINON BROWN, 90 Broadway. CHEAP MONEY AND DEARER LAND,—LOTS ON Fifty-seventh street, near Fifth avenue: Fifty-seventh street, near Fifth avenue: Fifty-seventh street, near Fifth avenue. ALVAH BEEBE A SON, 59 Liberty street.

RAST 116TH STREET, NEAR FOURTH AVENUE,—
House and Lot for sale; two story and basement
Bouse, containing all conveniences, with gas distures; \$6,000.
F. G. & D. BROWN, 90 Broadway.

VIRST CLASS BROWN STONE HIGH STOOP, 25.765, 100: modern improvements: Thirty-eighth street, 100 at from Fifth avenue; one, Fifth-seventh street, between adison and Fifth avenues. M. COLEMAN, 32 Chambers et.

POUR STORY BROWN STONE HIGH STOOP, MIP rors, chandellers and carpets included, below Thirt Toursh stress, near Firth avenue; S. 2011. Near Mathawanne, on Murray Itili, brown atone four story; S. 3.5.00. Large brown atone high stoop, in splendid order; \$55,00. Bear Fifth swenner; will take smaller house in exchange first class extra wide and deep house, with or without Furn turn, on Fartisch stress.

pri class extra wide and deep house, with or without Fur-ture, on Fortisth street, between Flith and Madeon, at sargain. SLADE & STAFFURD, 23 Union square.

OR SALE—ON FIFTH AVENUE, BETWEEN FORTY aisth and Forty-seventh streets, an elegant brown stone flours, build by Duggin, newly and magnificently furnished by the present owner, whose early departure for Europelione inducements to offer it; or will be reinted for two years on small private is multip; also, a fine Stable on Forty-thire

FORY AND BASEMENT STONE .6, lot 100 feet deep, with all modern erised order; lowest cash price \$1,50°; on mortgage. For further particulars , 810 East Eighty-fourth street.

CITY REAL ESTATE FOR SALE

FOR SALE OR TO LET—AT HARLES, A SWALL three story French roof and bearment such stoop brick House, in i rat rate order, 227 Fact 1254 street. Inquire of A. J. POST, 161 Bighib avenue, corner Fighteenth street.

FOR SALE CHEAP-WELL-PAYING, IMPROVED PRO perty, in good locations: large brick Dwelling lieuker sareet, canable of being attend into a store at a le expense, \$45,600; rick Store in Canal street, \$15,000; at House and Lot Nineteenth street, near Sixth aven 12,500; two Cottages in the Nigh ware; Cottage, stables hee's in 160th street, \$4,000. Apply at the owner's, \$68 Https://doi.org/10.1001/10.100

FOR SALE-FOUR VERY DESIRABLE LOTS, SOUTH and Fifth and Madison avenue: price \$18.00 each. Apply to E. H. Ludlow & CO., No. 3 Pine street.

FOR SALE—THREE STORY RIGH STOOP BROWN Is some House 151 East Seventy-first street, west of Lexington areans; most desirable location up town; bouse contains all modern improvements and is within three minutes walk of Central Park; terms to suit. Apply to FRANCIS EVERDELL, 462 Broadway.

FOR SALE -TWO LOTS ON FIFTY SEVENTH STREET between Fifth and Sixth avenues. Apply to E. H. LUD LOW & CO., No. 5 Pice street. FOR SALE-FOUR AND SIX STORY HOUSES, WITH Stores, on Allen, Ludlow, Essex and Norfolk streets and other atreets east of Howery, at very low figurese, terms to suit. VICTOR FREUMD, 171 Broadway, room 9.

FOR SALE-ON REVENTY-EIGHTH STREET, THREE store high stoop brown stone. In perfect order, with or without Furniture. E. W. PERRY & CO., 24 Pine street. FOR SALE-OFE FIVE STORY HIGH FULL SIZE

order, at a sacrifice. VICTOR FREUND, 171 Broadway, room 9. FOR SALE. NEW BROWN STONE THREE STORY and basement, 20x50x100, moleon hard wood fluis, 213 Faxt Seventy-accord street, Faxt of Third avenue. Inquire of S. N. PIKE 2 CO., 80 Broad street.

FOR SALE_THE CHEAPEST PULL SIZED LOT IN the city: location below the Park and between Fifth and Sixth avenues. A. C. LOOMIS & CO., 1.254 Broadway FOR SALE-A VALUABLE CORNER ON FOURTH avenue, near Fighth street, 44x100: Song Harbor leage. E. G. LOCKE, 13* Eighth street, opposite Cinton Hall. FOR SALE.—THE ELEGANT FOUR STORY BROWN store House, high stop, replete with all modern improvements, sinked in hard wood, sinused in Seventy fourth street, 50 feet east of Madison avenue; powersion immediately; terms to smit. For further particulars, HOFFMAN, COBURN & CO., 50; Sixth avenue.

FOR SALE-SITUATED IN FIFTY EIGHTH STREET, near Central Park, two brat class Houses, brown atons, four story; elegantly finished in bard wood. A fine oppor-BOFFMAN, COBURN & CO., 6/2 Sixth avenue

FOR SALE HOUSE AND LOT ON LENOX HILL r story brown stone; parlor finished in resewood a sinut; house first class in every respect, 25xf0xl sold at a bargula. HOFFMAN, COBURN & CO., 602 Sixth avenue FOR SALE—ON FIFTH AVENUE, ABOVE 125TH atreet, a fine House and two lots of ground; forms easy. HOFFMAN, COBURN & CO., 6.2 Sixth avenue.

4th street, near Mount Morris Park; will be . HOFFMAN, CORURN & CO., 602 Sixth as LIOR BALE CHEAP-PIPTY TWO FULL LOTS IN CAL HOFFMAN, COBURN & CO., 602 Sixth ave FOR SALE CHEAP—A FINE FOUR STORY BROWS stone from House, on Levington avenue, between Twenty-seventh and Twenty-sichh streets; 20054130 feet. RICHARD HENNESSY & CO., 940 Third avenue.

POR SALE CHEAP-HOUSE 28 EAST TWENTY-eighth atreet, two doors from Madison avenue. Apply to HUGH N. CAMP or NICHOLAS R. CONNOR, 106

FOR SALE VERY CHEAP FOR CASH-TENEMEN erty, East Houston street; but little cash require P. F. DIERCKX, 336 West Twenty-eighth street. GRAMERCY PARK.—A VERY LARGE HOUSE, UPON the north size of the square, for sale.
F. G. & D. BROWN, 90 Broadway.

HOMES FOR SALE OR TO LET—NEAR MADISON park, north, east and south of the square, about two blocks. Address MADISON, box 125 Herald Uptown Branch office. 1,265 Broadway. LOTS ON FIGHT AVENUE, FRONTING CENTRAL and on the adjacent streets, for sale, in lots and plots, at owesitprices. Apply to ISAAC HONIG, 25 files street.

MARRLS FRONT, THIRTY-THIRD STREET, 89,000: Third arenne and Twenty-ninth atreet, \$11,000: Third arenne and Thit lieth street and Lexington avenne, \$12,000: Thord brown stone, Thirtieth street, \$86,000: Lexington avenue, \$23,000: Thirty-first street and Fourth avenue, \$25,000. All bargains, and terms to suit. B. FLANAIAN.

401 Fourth avenue and Twenty-eighth street. MURRAY BILL PORFALE, A MAGNIFICENT POUR

M CRT BE SOLD TO THE HIGHEST RIDDER.-THE brown atoms front Stors and Tenement 802 Second avenue. Framuse the premises and apply to J. NEWMAN, 350 Rowerz.

DETRICIANS, NEAR PIFTH AVENUE, ON MURBAY SPLENDID FOUR STORY HIGH STOOP BROWN

Madison and Park avenues, for sale; price and term JOHN KAVANAGH, northeast corner Forty-seco and Sixth avenue.

D AVENUE,-TWO FIRST CLASS CORNERS FOR

D AVENUE PROPERTY FOR SALE.—A FIVE STORY
Bruse and full Lot on west side Third avenue, below
Rirdieth street. Inquire at 147 East Seventy-first street, between 8 and 9 A. M. and 6 and 8 P. M.

5TH AVENUE, BETWEEN WASHINGTON SQUARE and Fourteenth street, and near a large hotel, a full sized House for sale. Permits of F. G. & D. BROWN, 90 Broad-5 TR AVENUE LOTS, OPPOSITE AND BELOW THE Park, and on all principal avenues and cross streets, suitable for improvement or speculation.

ALBERT BELLAMY, No. 2 Pine street.

5 TH AV.—SEVERAL FINE CORNER PLOTS AND SIN-O gle Lota, below and fronting the Park; also on the con-necting atrects; size desirable corner Plots on 5th, 5th, 7th 8th avs., above 110th st. W. P. SEYMOUR, 171 Broadway.

5 TH AVENUE, CORNER FIFTY-NINTH STREET, 100X 5 105 feet, for sale; also Fifth avenue, adjoining Ninetick street entrance to Park, 100x125 feet; also averal small par-cels on and near Fifth and Madison avenues; bargains. V. K. STEVENSON & SON, 11 Pine street.

37TH STREET, BETWEEN PARK AND LEXINGTON Avenues. A well built four story brown stone House, very cheap, 832,000. P. H. GRADY, 827 Sixth avenue, between Forty-sixth and Forty-seventh streets. 46 TH STREET, NEAR LEXINGTON AVENUE.—A very cosey liouse, in first rate condition.
F. G. & D. BROWN, 50 Erondway.

70 TH STREET, NEAR LEXINGTON AVENUE.—A COM-fortable House, 20:45:100; only \$19,000. F. G. & D. BROWN, 90 Broadway. \$2.000 CASH FOR A FOUR STORY DOUBLE tween Second and Third avenues; price \$14,000. Apply to owner, 301 Sixth avenue.

\$14,500. --THREE STORY HIGH STOOP BROWN stone House, on Eighty sixth street, near becond avenue; house likelihes its feet; to 100 feet.
A. C. LOOMIS & CO., 1,254 Broadway. \$15.000. THREE STORY HIGH STOOP BRICK WAY; house [6.525] feet, lot half the block.
A. C. LOOMIS & CO., 1.254 Broadway.

\$18.000. —FOUR STORY HIGH STOOP BRICE \$18.000. House, on Farty-first street, near Broadway; house 18.820 feet; lot 18.825 feet.

A. C. LOOMIS & CO., 1,254 Broadway. \$22.500. TWO THREESTORY, RASEMENT AND \$21.500. eetlar high stoop brown stone Houses, Fifty-seventh street, between Lexington and Pourth avenues, 20x50; pariors in bard wood; bay windows. CHARLES F. MALLOY.

\$24.000. -PIVE STORY DOUBLE TENEMENT alle: or exchange for small Home in New York or Broklyn; routs for \$2,400. A. C. LUCMIS & CO., 1,254 Broadway. \$125.000. A FIRST CLASS, EXTRA WIDE stone, superfor nevier, on 6th av., above 46th st.; others on the av., 14th to 62d st.; \$50,000 to \$275,000. W. P. SEY MOUR, 171 Broadway.

\$150.000. SUPERB BROWN STONE HOUSE For full particulars apply to A. C. LOOMIS & CO., 1,254

THREE STORY HIGH STOOP DROWN STONE from House and Lot, West Puty-fourth street, Is feet a feet, Market to the control of the Cheapest houses for the copy up town; price, 221,000-bill cash; also a number of tra.

SHITH & McAD, 422 Eighth arenue.

A FIRST CLASS TENEMENT HOUSE AND LOT, West Forty-eighth street, 35 feet Exitot, four stories, water and gas and gas againes abroughouth hard wood binsh through the whole house; price \$17,000; a good investment; also a number of other.

SMITH & MEAD, 422 Eighth avenue.

A BUILDER'S CHANCE—FIFTH AVENUE, 250 FEET west, four remaining lots on block reas all built up; they are the creme de la creme of this city.

A VERY CHEAP HOUSE AND LOT, ON THE WEST side of Eighth avenue, between Thirty-fourth and Forty-second streets; \$16,500. MORRIS B. BAER, 269 West Thirty-fourth attreet.

An ENGLISH BASEMENT HOUSE ON WEST THIRTY-ninth street for sale cheap for cash. JOHN KAVANAGH, northeast corner 62d M. and 6th av. AN ELEGANT PIECE OF SIXTH AVENUE PROPERTY to case.

northeast corner Forty-second street and Sixth avenue.

AT A SACRIFICE—A LOT ON WEST THIRTY-EIGHTH atreet, 28 9 to; foundation laid and sewered; price 67,280 and terms cass, & WATSON, Attorney, 157 Broadway. A -POR SALE, SIXTH AVENUE, ABOVE FORTYand \$35,000 each. Principals only address S. J., bux 118
Herald office. A NEW FIRST CLASS FOUR STORY FULL SIZED House, adjoining Fifth avenue, Forty-eighth to Fiftieth streets, very reasonable, with possession, Address OWNER, sation 9. CITY REAL ESTATE FOR SALE.

THREE STORT BASEMENT BRICK HOUSE, ALSO rear building, for sale cheap. Apply on the premises, West Eighteenth street.

PINE THREE STORY HIGH STOOP BRICK HOUSE MENDER, on Perry street, near Waverley place, will be SOUTH. On Perry street, near Waverley place, will tap if applied for at once.

ISAAC HONIG, 25 Pine street. A GOOD S STORY HIGH STOOP BRICK HOUSE briwn sions, \$10,000; West 50th st. S story high stoo briwn sions, \$10,000; West 50th st., Story high stoop bric \$18,500; West 39th st., 4 story English beament bric \$18,500; West 39th st., 4 story English beament bric \$14,500.

A FINE FOUR STORY HIGH STOOP BROWN STON A Bouse, on Fifty second street, between Fifth and sixt avenues, for sale; turnished or unfurnished. JOHN KAY ANAGH, northeast corner Forty-accound street and Sixth at A BARGAIN.—THERE STORY HIGH STOOP BRICK House, 20x30x105, Leroy street, between Hudson and Greenwich; perfect order, Apply to ISAAC HONIG. 20 Pine street.

A VALUABLE STORE PROPERTY IN LISPENARD street, well rented, for sale, F. G. & D. BROWN, 90 Broadway.

A COSEY ENGLISH BASEMENT FOUR STORY FOR 542,500; unexcept onable neighborhood; also a high aloop on Lexington avenue for SE 000; terms easy.

B. A. KISSAM, 810 Sixth avenue. MANUFACTURING PROPERTY IN THE SIX teenth ward for sale; well lighted; Engine, Boller, thinery, Ac., all in soot order. E. G. LOCKE.

189 Eighth street, opposite Clinion Hall.

A LARGE NUMBER OF VERY DESIRABLE THREE A and four story Houses, between Madison and Eighth avenues, Forty-second and Fifty-ninth a reets for sale on the most (avenue terms, WILLIAM ELLIOTT & CU., 1,491 Broadway, near Forty-fifth street.

BETTER THAN SAVINGS BANKS,-INVEST YOU ETTER THAN SAVINGS BANKS, AND SAVINGS money in Real Patate.

334. 3a. h. s. b'k h., 20r bx100.

35th, 3a. and b't b'k. all improvements.

25th, 3a. h. s. b'k h., all improvements.

35th, 3a. b. b. b'k, good neighborhood.

43t, 4a. E. b. b'k. all improvements.

43t, 4a. E. b. b'k. all improvements.

43th, 4a. double tenement, 25x50x100, good order. . 45th, 4 s double tenement, 25250x100, good orcent \$1,570 only, 24th, 5 s. 100 front, 4 s rear, cash \$4,000, 4 st, no. the corner property on avenue, well render, the street of the street of the street.

(HEAP FOR CASH—FOUR VERY DESIRABLY LO-cated Lots, within 200 feet of the Grand Roulevard and three, north of Fitty-niuts street; a rare chance for invest-ment, P. H. GRALV, 27 bixth avenue, between Forty-sixth and Forty-sersonic street.

POR SALE—HOUSE AND LOT ON LEROY STREET, \$14,500; House and Lot on Lewis street, \$5,500; House and Lot on Morion street, \$16,00; House and Lot on Growth and Lot on Greet, \$16,00; Store Property on a prominent corner of Hudson street; Store Property corner of King and Budson street; three mouses and lease of ground from Trinity rch; permits only.

NATHANIEL ROE, 200 Variek street.

POR SALE—A POUR STORY ENGLISH BASEMENT brown stone House, on Thirty-fourth street, pear Fer nth avenue; price #32.000.

HOLMES BROTHERS, 45 East Twenty-third street. FOR SALE-TWO LOTS ON FIFTY-NINTH STREET, just west of Plaza, commanding a one view of entire park. Apply to E. H. LUDLOW & CO., No. 3 Pine st.

FOR SALE—FOUR AND FIVE STORY TENEMENT Houses on Thirty-cighth street and above Pitteth, went of Fighth weren: These houses all pay 16 per cent and will be sold at a sacrifice. VICTOR FREUND, 171 Broadway, room 9. FOR SALE—ON TWENTY-NINTH STREET, NEAR I' Fifth avenue—A three story brick House, of extra width stable attached; will be sold low, furnished or untilished. Apply to MULLER, WILKINS & CO., No. 7 Presented, or 23 hast Seventeenth street.

POR SALE—A THREE STORY FRENCH ROO Brown Stone House, 22x30, lot 100 feet, No. 54 We Forty-dath wrest, on Columbia College lease ground; wi or without Furniture. Inquire on the premises. POR SALE—PURNISHED, A FIRST CLASS FOUR story brown stone House, Columbia College lease, between Fifth and Sixth avenues; price \$40,000 cash. Address A. M. D. G., station G.

TOR SALE-33 GREENWICH AVENUE; THIS IS porhood: will be sold at a bargain. Apply on the pr POR SALE—THREE STORY ENGLISH BASEMENT House, 1925/2150; all improvements, in splendtd order between Fifth and Sixth avenues, ou a 100 foot street; price 810,000. J. R. POWELL, 35 Pinz street.

FOR SALE—SEVERAL DESTRABLE LOTS, SINGLY For in parcels, in Fifty-seventh street, between Fifth and Sixth awenues, and on all streets between Fifth and Madison avenues, north of Fifty-pinth street. P. H. GRADY, ST Sixth are, between Forty-sixth and Forty-seventh size. I MPORTANT NOTICE,—MULLER & WILKINS WILL set at auction on Thursday, Pebruary 8, the two brown stone Houses, Nos. 12 and 14 West Twenty-sevent street. Being 60 feet from Broadway they are suitable for residences or business purposes.

THE OWNERS OF THE FOLLOWING DESIRABIT Houses are desirous of selling, and we would call the altention of purchasers to them particularly:—

19 Fast Thirty-fourth street, extra wide and deep 15 West Thirty-fourth street, with dining room ex-115 East Thirty-fourth street, WI 1925, four stories 56 West Thirty-eighth street, WI 1925, four stories 15 West Forty-first street, medium street, rty-eighth street, medium sized.
ty-first street, medium sized.
ty-seventh street, first class full sized.
ty-shird street, 22,25, four stories.

E. H. LUDLOW & CO., No. 3 Pine street, and enteenth street, Union squ TO PHYSICIANS.—FOR SALE, THE BEST SITUATION

TWO LOTS ON FORTY-FOURTH STREET, BETWEEN Pifth and Sixth avenues, 50x100.5, for sale; an eligible pot for stable or express purposes.

JOHN KAVANAGH, northeast corner 42d st. and 5th av.

\$12.500 FOR FOUR STORY BRICK EN for another on Twenty-third street. In perfect order, with gas fixtures, &c. ALBERT BELLAMY, 3 Pine street. \$\phi 20.000, \text{-THREE STORY HIGH STOOP BRICK}\$\phi 20.000, \text{-House, on Seventh avenue, near Four-teenth street; house 2245 feet, to 222100 feet.

A. C. LOOMIS & CO., 1,254 Brondway.

\$20.000, —THREE STORY HIGH STOOP BRICK BOUNDS, on Forty-third street, near Seventh avenue; house 16.8x50 (seet, lot 100 feet. A. C. LOOMIS & CO., 1,254 Broadway. \$22.000. —EASY TERMS—A WEST SIDE TENE GEO. W. DA CUNHA, 328 and 330 West Forwell street.

\$24.000.—FOR SALE, FIFTY-THIRD STREET, three story high stoop brown stone House, 18,2502105; north side street; all modern improvements.

J. STEVENSON, 65 Broadway, room 14.

LARGE ASSORTMENT OF PRIVATE TENANT and Store Property for sale, by JOHN KAVANAGH, theast corner of Forty-second street and Sixth avenue.

OR SALE—A BROWN STONE HIGH STOOP HOUSE, size 25255, with all improvements; price \$31,600. For ticulars apply to GEO. SAMUELS, 469 Broadway. HUGH N. CAMP. 108 BROADWAY, REAL ESTATE Broker and Auctioneer, solicits the Sale and Rentine of houses. He is now property a list of properties for sale and to let, and parties wishing to place property on the market are invited to send particulars to bim. No charge is made

MARD & OGDEN,

Real Estate Brokers, are now offering for sale, at reduced valuations, 500 Dwelling Houses, desirably situated, from \$8,000 to \$200,000 each, on accommodating terms, Broadway, corner of Seventeenth street.

OWNERS OF HOUSES AND VACANT LOTS DESIR-ing to sell or let will have their business promptly at tended to by calling on or sending full particulars to ISAAC HONIG, 25 Pine street. OWNERS OF HOUSES DESIRING TO SELL OR rent will please call or send full particulars to A. C. LOOMIS & CO., Real Estate office, 1,254 Broadway.

BROOKLYN PROPERTY FOR SALE AND TO LET.

HERALD BRANCH OFFICE-BROOKLYN.
ADVERTISEMENTS FOR THE NEW YORK HERALD RECEIVED AT BRANCH OFFICE,

AT NO. 4 COURT STREET, CITY HALL SQUARE, OFFICE OPEN FROM 8 A. M. TILL 8 P. M. BROOKLYN CARRIERS AND DEALERS CAN RE-CEIVE THEIR PAPERS AT THE HERALD BRANCH DELIVERY, NO. 7 FRONT STREET, BROOKLYN.

A GOOD CHANCE TO PROCURE A SPLENDID heme...Oniy \$2,000 cash, balance of \$6,700 on mortage, for a three story Philadelphia brick House; replete with all the modern improvements; located on Lafayetta venus, near Nostrand, Hrooklyn; also the fine Cottage 34 Lisnock street, near Hrondway, for \$3,500, \$300 to \$500 down, halance in seven years. For full particulars address ESTATE, box 175 lierald office. A BARGAIN-ON HENRY STREET, NEAR THE A ferry, a handsome three story and basement high stoop House; size, 24358100; all modern improvements; price \$13,000; terms to suit.

POTTER BROTHERS, No. 4 warren street, New York.

A NEW AND VERY GENTEEL THREE STORY, BASE-ment, sub-cellar and high stoop House in a choice loca-tion at a low writes if applied for immediately. ROBERT S. WALKER, 205 Broadway, New York. A TWO STORY AND HASEMENT HOUSE POR SALE -in Brooklyn; \$3,500, worth \$5,000. S. C. SMITH, owner, 202 Witham street, Frankfort House.

OR SALE—THREE STORY BRICK HOUSE; ALL improvements; 123 Livingston street; excellent neigh-rhood; one minute within City Half and all car lives; saonable price. Inquire on premises. POR RALE—\$7,000-IN BEGOKLYN, A MODERN built three story right stoop House in good graer; 13 rooms; a few bineas from the ferry. For further particulars inquire of owner, 087 West Ebirty-hirst street, New York,

BROOKLYN PROPERTY FOR SALE AND

FOR SALE_NEW, PIRST CLASS THREE STORY brown mone house; all improvements; in good location; price \$8.0 0.

J. R. POWELL, 36 Pine street. BALE-GREAT BARGAIN, LARGE THREE me House, 16 rooms; tine location; process. J. R. POWELL, 36 Pine street, New Yo

FIOR SALE CHEAP—A BRICK HOUSE ON TWENTY-third street, South Bronklyn; gas, water, heater; ouly \$600 cash. Apply to S. P. DU BUIS, 126 Elm street, N. Y. ON THE HEIGHTS, BROOKLYN-THE THREE STORY foll-sized House 5t Willow street; price at 1,000. Apply to HUGH N. CAMP or NICHOLAS R. CONNOR, 160

TO LET-IN BROOKLYN, TO GENTEEL PARTIES, three Rooms furnished; all things required for bouse-A three Rooms (unlished; all things required for house keeping; rent \$15 month; or dre Rooms, first floor, hig plazza; \$16 unfurnishen; private family; another House Apply to hirs. Van Vechten, 186 Floyd street.

WE OFFER AT YOUR OWN PRICE A PLOT Ground, 72 by 200 feet, double frontage; suitable building et., th houses, or is well located for a church; in a cef the most desirable locations to the Twenty-list was Brooklyn.

21 Cortlandt street, in the store

55.000 CASH. BALANCE ON MORTGAGE. FOI OOO CASH. BAHANUS ON THE CONTROL OF THE CASH. BAHANUS ON THE CASH. BAHAN

\$19,000.—MAGNIFICENT BROWN STONE RESI-dence, in one of the best localities in Brooklyn; the property of a law whose liness will not per-mit of house-keeping; rich Furniture, marie to order, will be sold at half its cost; terms satisfactory. Only principals ad-dress A., box 217 Hersid office.

A HANDSOME THERE STORY AND BASEMENT A high stoop brick House: 10 rooms; all improvements; 100 feet lo; aspiendid location; few minute's walk from the four ferries: must be sold this w ek; only \$6.000; casy terms. Other nice Places from \$8,000 to \$15,000, on easy payments. J. M. GIBSON. 27 Montgomery street, Jersey City. Send stamp for cheular.

T JERSEY CITY.—A PRETTY TWO STORY AND alic brick basement House; 9 rooms; all improvements; 100 feet lot, with two story barn on rear, with side trancs; genteel location, near terry; must be sod on actual of owners siteses; only \$5,000; easy terms. Other nice laces, convenient to terries, from \$2,500 to \$5,000, on easy syments. Call or sens stamp for circular, J. M. Gibson, 27 Monigomery street, Jersey City, second block from

FOR SALE-FOR \$5.500 EACH, \$500 CASH AND BAL

\$2.300 WILL RUY A SMALL, NEAT ONE story Cottage on Bernen hill, four rooms; large building in rear, soutable for workshop or stable, water and waste pipes in both, on Grove street, one block from Bergen awenue station; Newark and New York Railroad lare ten cents, including terriage; trains every half hour; only 16 minutes from foot of Liberty atreet; good neuchorhood and healthy location, J. A. COTTINGHAM, 104 West street, corper Liberty.

\$2.500 WILL BUY A NEW. TWO STORY Sair side of Bergen fluit, within waiking distance of the ferry; close to horse cars; water and gas. J. A. COPTINGHAM, 104 West street, corner of Liberty street.

To Let or Lease.

TO LET-GROUND FLOOR, 40x80 FEET, WELL lighted, so two Rooms, 50x100, well lighted, with any amount of steam nower. Apply to F⁶TER FIELDN & St.N. North Foint Foundry and Sinchine Works, corner Greeno and Morgan streets, Jersey City, N. J.

LL WANTING PARMS-GOOD SOIL, MILD CLI-mate-for papers address C. K. LANDIS, Vincland,

-TO HOTEL PROPRIETORS -I HAVE A BEAU A. tifel place of 15 acres for saie, stuated about two mice above Harlem Bridge, close to Southern Boulevard. There is on the ground an elegant mansion, containing about 2 rooms, good stables and outbuild a. The grounds are handsomey laid out and contain a large number of truit trees, shrubbery, &c. This place is a magnificent spot for hotel purposes. Photographs at other of JUHN KAVA-NAGH, northeast corner Forty-second street and Sixih avenue. Will lease to good party for a number of years.

FINE RESIDENCE IN WESTCHESTER COUNTY for sale, Water, gas, &c.; large laws, plenty of fruit, es 280,000, 281,00, or \$26,000, according to quantity of t. Address OWNER, box 214 Herald office. AT STATEN ISLAND, NEAR FERRY, TO LEASE FOR manufacturing or other purposes, ten to twenty thousand square feet of surface, in a substantial brick building, with or without steam power.

THOMAS BOND, 132 Broadway.

T NEWPORT, R. I.—FOR SALF, TWO SPLENDID Residences; one with 3 acres, \$45,000; one with 4 acres, A Residences; one with 5 acres, \$45,000; one with 4 acres \$15,000; would exchange.

E. G. LOCKE, Eighth street, opposite Clinton Hall. A DVERTISER HAS A PLOT OF GROUND, ABOUT 83, A scres, in Montelair, Essex county, N. 4., splendidiy situated for building; urposes, within ten minutes walk from depot, which be will sell chean, or will trade for a good House and Lot on the west side of city, or for diamonds, set or unset. Address owner, J. P. S., Herald office.

AT NEW BRIGHTON, HAMILTON PARK.—TO RENT, three brick Villas, furnished and unfurnished; gas, water, lawns, shade frees, &c.; near ferry. Apply to HAM-ILTON & CO., 28 Front street.

HOTEL FOR SALE—IN CONNECTICUT, NEAR the city, \$12,000, worth \$20,000; water front, Long Is Sound. S. C. SMITH, owner, 262 William street (Frank-COUNTRY RESIDENCE FOR SALE .-- A GOOD A convenient two story Dwelling Mouse, containing comms, outbuildings and store, with 7 acres of land, situate n village of Southbury, Conn., half a mile from the Hartfor and Eric Rairoad. Also 10 acres of meadow Land, lying on the Land of the Rairoad.

HOTEL TO LET...IN CONNECTICUT, CO T \$150.000; rent reasonable; Billiard Room. Bowling Alleys. ample bes and Barns. R. C. SMITH, owner. Frankfort House

A GREAT SACKIFICE IF IMMEDIATE SALE—GKN-teel residence at Greenwich; 15 rooms; carriage house, one-third acre, shore front; \$8,000. Address F. W. ATWATER, Riverside station, Greenwich, Coan.

A SACRIFICE—HOUSE AND NEARLY TWO LOTS IN Morrisants; thirty minutes from Forty second atreet; only \$2,500; cost \$2,500; must be sold.
POTTEE BROTHERS, Nos. 4 and 6 Warrou street. A.—FOR SALE, HOUSE AND FURNITURE OF SUM.
B1,300; furniture cost \$10,000; will self or \$5,000; time bathng, fishing, &c. H. R. DREW & CO., 175 Fifth avenue.

ing, 6shing, &c. H. E. DREW & CO., 175 Fifth avenue, IDMONDS & CO., RFAL ESTATE AGENTS, OPPUs site the New Haven Raifroad depot, Mount Verno Westchester county, have several very nice Residence Lots, Plots and Farma for sale in Mount Vernon, in the tow of Last Chester and vicinity, in good localities and a sno olisance from the depot, chean and on easy terms. Why it in New York city and pay nigh rents, when you can buy nice home for a few thousand dollars? Mount Vernon is miles distant from the depot in New York city, elegant situated, beautiful drives, fine churches and excellent achoong as in the vi lage and parts of the lown. Communication with New York city daily at 5:20, 7:18, 8, 9, 10:34 A. M., 2:25, 4:7:39 P. N., by New Haven Raifroad, and 6:20, 7:30, 8:2, 8, 7:39, 8:2, 8. M., by Harlem Raifroad at 11:40. Why invest your savings as money in banks and run the risk of losing it, or receive frower to the saving rent of the sav

ELEGANT RESIDENCE, 12 ROOMS, ALL MODERN improvements; carriage house, siz acres, fully improved; selendis view of bay: sigh, healthy location; 15 minutes from Staten Island Cerry, fully furnished; \$42,000. DARRIN, 50 Broad street.

FARK FOR SALE-OF 24 ACRES CHOICE LAND, good buildings, well shaded, near Queens depot, Long lained Railroad. Apply to or ad-ress B. ALBERTSON, queens, L.

FOR RENT—AT MORRISTOWN, N. J., FROM APRIL 1, 1872, a trist class Dry Goods Store and Fixtures, fronting the park, 24x10 feet. Apply to THEODORE AVRES, Real retate Agent.

POR SALK—A VERY FINE COUNTRY SEAT OF acres, at Bound Brook, on the line of the New Jers Central Hairroad, five minutes from the depot, 30 miles from this city; two story double mansion, \$872, with large ere sion; out utidings of all kinds, in good order; fine ground fruit and shade in abundance; also a grove of eight acre large while oaks. To a family desirons of a quiet and dightful home, free from nulsances, and far enough from the railroad to be agreeable, this is a most desirable place. It trains daily. Apply to JOHN R. HOOD, 55 Pine street.

POR RALE—A REW AND ELEGANT MANSARD roof House, 13 rooms; bot and cold water, range, bath-room; near depot; one hour in New Jersey; fare 15c; price \$5,000; 81,000 own, remainder in easy instalments. Inquire at 24 Dey street, second story, room 3. FOR RALE—LAKE HOUSE, WHITE LAKE, N. Y. and about 30 acres; house 22 rooms; large stables, barns, lectouse complete; situation beautiful; shooting, fishing, boating; terms case.

JAMES S. SANDFORD, No. 9 Pine street, New York.

CRNTBEL TWO STORY BASEMENT COTTAGE, NINE frome, one-eighth sere land; surroundings good; four minutes' walk from landing, New Brighton; 33,560; term DARRIN, 50 Bread acrest. CREAT SPECULATION.—HANDSOME, HEALTHY
T Residence, 14 rooms: 44 scree improved land; finest
water and innucape view on Staten Island; 15 mile from
landing, depot within 140 yards; must be sold to close esiste;
\$14,400; terms easy; 10 acres can be sold off in lots for more
than cost of whole property. DARRIN, 80 Broad street.

ON THE BANKS OF THE DELAWARE RIVER, ONE mise from Burtington, New Jersey—A Cottage and Farm of twenty-seven acres, devoted to raising fruit and vegetables for the New York and Philadelphia unarkets; all the necessary outbuildings: mild elimate; tacathy location: near churches, schools, &c.; nice house; rairpond at rear of farm: good home and prontable. Price, \$12,000; part on mortgage; particulars by addressing B. C. A., Post office box 616, Yonkers, New York.

PROPERTY OUT OF THE CITY FOR SALE TO MANUFACTURERS.—A FINE MANUFACTURING Site, located on the line of the Delaware, Lackawanan and Western it livead, consisting of 14 acres, with frame Dwellings, and the linest Water Power in Pennsylvan a within 3% bours of New York and Philadelphia, and Smites of coal regions; a gress bargain. Address PEIRSON & STILLMAN, East Strondsburg, Pa.

TO LET-AT FOREST GROVE, MORRISANIA, es from Grand Central depos, an elegantly turnis House, known as Degraaf Mansion; 36 rooms, stables and carriage house; grounds ample and beautifully laid out, overlooking Central Park and the Sound; wil be rented low to a suitable tenant. Apply to J. COCHRANE, 425 Canal atreet.

TO LET-A LARGE HOUSE, WITH AN ACRE Ground, good trait, &c., at New Durham, N. J., for minutes from Chambers street, Apply to William DAY, 199 Wooster street, New York.

TO RENT.-THE ELEGANT RESIDENCE OF THE LATE Henry A. Hoher, stoated on Electh avenue, between Niget-Just and Ninety-second streets, overlooking the Ray, rivers and the Central Park: house in complete order, together with stables, concertantings, 4c.; line grounds and good garden, well stocked; one of the most desirable residences in the city. Can be seen by permit only. Apply of HUGH N. CAMP or NICHOLAS R. CONNOR, 106 Broadway.

VALUABLE QUEENS COUNTY PROPERTY FOR nate-170 acres of land, 125 in a high state of cultivation; natural erass land, well adapted tor a clarity 154 mile from depot Long Island Railrond; on the farm are a large house, barns, carriage houses, bec., and two tenement houses, with the stock, hay, grain, Ac., If preferred. Terms easy, tail on or address it. T. HEWLETT, 198 Last Fifty first atreet, New York, or Roslyn, Queens county, A. Y.

WESTCHESTER COUNTY PROPERTIES FOR SALE-VV Within five to ten minutes' walk of Mott Haven. Fores, Morrisanta, Tremont, Fortham, White Plains and depot; places ranging from \$7,00 to \$50,00. Parties string to purchase can get full information by applying HUGH N. GAM!, 166 honodway.

FESTCHESTER COUNTY,—A RARE CHANCE FOR investment—A Farm of ever 50 acres, 29 uninutes from w York, convenient to depots on either the Harlem or w Hawen Kultroau; a fine stream of water runs through place; dwelling and outbuildings in good order; ist per cash. Augress J. J. Q., Herail Uptown Branch office, YONKERS AND WESTCHESTER COUNTY PROPERTY for sale.... I have a great bargain to offer; a desirable

Residence and about three acres of Land, on the river bun JAMES S. FITUH, No. 9 Nassau street, New York; al 10 South Broadway, Yonkers. REAL ESTATE TO EXCHANGE.

T \$8,560.—WANTED, TO SELL OR EXCHANGE FOR a larger house, a three story high stoop Brick, in Seven-eighth attect, near Third avenue, to complete order. Ap-to G. W. DITCHETT, No. 2 New Chambers street. A -FIVE DOUBLE TENEMENT HOUSES ON 100 cach; for other property and cash; slave of selory Tenement on west side, \$21,000; mortgage \$15,000. Address BROKER, station K.

A .- SEPARATELY OR IN ONE LOT (CASH RE quired).-Corner on First avenue, 70x125, \$20,000; morlzage \$5,000; 12 Brooklyn Lots, \$10,000; mortzage \$1,500; strong stom a tom in New York, \$1,000; mortzage \$1,500; Strong \$6,000; Brooklyn House, free and clear, \$6,000; Staten Island Residence, \$8,000; nor yage \$1,800; Long Island Residence, \$17,000; mortgage \$6,000. Address BROKER, station K.

FLEGANT MODERN HOUSE ON WEST FIFTY-FIRST street, New York; several beautiful medium priced Houses near Grand Plaza, Prospect Park; choice Plots on graded avenues at Flatbush, and bandaome Hotel and Manufactory, conveniently located; cash differences paid and bargains offered.

GOOD & WALL, 162 Broadway. RXCHANGE...NO ENCUMBRANCE. OR MORTGAGE
IT to suit, 228 acre Farm, new bullelings, at Sayville, Lor lainne; 286,688. Principals inquire at 73 Beckman stree third floor, from 12 to 4.

EXCHANGE FIRST CLASS HOUSES IN FINE LOCAone for Lots and some cash; also Tenement Property tange. ALVAH BEEBE & SON, 59 Liberty street. EXCHANGE FOR OTHER PROPERTY, OR CHEAP for cash—Eight Lots, between second and Third streets, Hoboken, near ferry. Injure of owner, T. J. CONROY, 13/9 Morris street, New York.

EXCHANGE—FOR MERCHANDISE OR IMPROVED Property, 126 Lots, fronting Forty-fitth and Forty-suit streets and Fourteenth avenue, near Prospect, Park, Brook lyn. M. C. RODRIGUEZ, 59 Licerty street, basement. EXCHANGE FOR BROOKLYN LOTS OR DWELLING. A beautiful Country Seat, free from encumbrance, in Veatchester county, containing 10 acres, large modern House and Buildings, in complete order, J. O. HOYT & SON, 171 Broadway.

FOR SALE OR EXCHANGE.—A NEW THREE STORY high stoop brown stone House, near Central Park, for a brick or frame Cottage. Call on or address IRVANS, 220 East Sixty-second street. TOR SALE-OR EXCHANGE FOR MERCHANDISE P. Household Furniture, nearly new, sufficient for a small family; Drugs, Gruceries or Corks preferred in exchange, Address B., box 145 Herald office.

FOR SALE—A LARGE BROWN STONE HOUSE, BE-low Thirty-fourth street; will take a small House in New York or Brook tyn in part payment. HOLMES BROTHERS, 46 East Twenty-third street. FOR SALE OR EXCHANGE-A COUNTRY STORE, IN rood location, either with or without the S rable; New York city or near by improve mail mortgage, would be taken in part pa-lwkkek, box 138 Heraid office.

TOOR SALE OR EXCHANGE FOR CITY PROPERTY -first class House, with all the outbuildings and three es of Ground, situated at Rutherfurd Park, N. J.; no manned reply. Address W., box 147 Herald office. 1. stone Houses, choice locations, near Central Park, ranging from \$1,400 to \$40,000. Address FRANKFIELD, 322 Eighth avenue.

DOR HALE OR EXCHANGE—AN EXCELLENT, VERY miles from station, with good buildings thereon. Inquire, for one week, of PHILIP DEFFAA, 559 Sixth street. Agents need not apply. FOR SALE—OR EXCHANGE FOR IMPROVED CITY Property, first class Lots on St. Nichoise Boulevard and Tenth avenue: if desired good divided paying stock given in part payment for a desirable exchange. Address B. STEARNS, 138 East Fifty-mints street.

FOR SALE, TO LET OR EXCHANGE—A FIRST class Farm; stock, crops; Westchesser; two dwelling houses; plenty of muck; fine trout stream. Address box 672 Post office. No brokers need apply. FOR SALE CHEAP—OR EXCHANGE IN PART, A first class 4 story high atoop brown stone House, 28176, with extra size lot and stable; finest location on Murray 1111, quite near 5th av.; the new Furniture if desired.

W. P. SEYMOUR, 17: Broadway.

HANDSOME SUBURBAN RESIDENCE, FOURTEEN rooms, ten lote, shade and fruit trees, on leading avenue, near Fulton, Brooklyn; neighborhood first class and healthy; a splendid investment; will exchange for half cash, balance very small country place or house in liariem, or in a village; for cash much below actual value. Apply to ADAM BOSSONG, 42 Main street, Brooklyn.

HYDE PARK—440 ACRES, FINE, \$40,000.

Northport, L. I.—150 acres, very good, \$25,000.

Locust Valley, L. 1.—100, acres, \$50,000.

Portchester—Country beat, very fine, \$40,000.

New York and Brooklyn Property, from \$5,000 to \$150,000, of all descriptions.

WM. WRIGHT & CO., 182 Broadway. J. W. LYCETT & CO., 106 BROADWAY, ROOM S., are now preparing their files of Real Estate for the spring business, and parties having property to sail, exchange or to let, are requested to send a description of the same immediately.

CALE OR EXCHANGE—GOOD INVESTMENT—WATER of street Property; 46 feet front; free and clear; take Brooklyn Property, slightly mortcased.

M. C. EODRIGUEZ, 68 Liberty street, basement. TIMBER LANDS—BLACK WALNUT, OAK, CYPRUS, &c., for a good stock of Paints and Hardware. Address EXCHANGE, Beraid odice.

TO EXCHANGE FOR REAL ESTATE—A DESIRABLE
Patent Right, value \$2,500. Address box 140 station A.
TO EXCHANGE—FOR DRY GOODS, WARES, AC.,
5,000 acres of Tennessee Land, near Duck and Tennessee
Rivers; titles perfect. Address F. S. X., box 164 Herald
office.

TO EXCHANGE—HOUSES AND LOTS IN NEW YORK, Brooklyn and elsewhere, together with excellent Farms throughout the country, Southern and Western Farms and MADOX, 42 John strest. TO EXCHANGE—A FIRST CLASS, FULL FRONT, brown stone House, with Stable (Furniture if desired), near Fifth avenue; location cannot be aurosased.

J. O. HOYT & SON, 171 Brondway.

TO EXCHANGE—FARM OF 40 ACRES, THREE MILES from Amherst, Mass., unencumbered, on which there is a valuable Barytes mise, used for adulterating white lead, &c.; will exchange for a House or Lots in Brooklyn.

3. M. HOOD, 85 Pine street.

TO EXCHANGE OR FOR SALE-A NEAT THREE story cottage House in Brooklyn, with are Lota, stable and coach house; a gen; all improvements; twenty minutes from ferry. Apply to P. COFF, 208 West Twenty-flith street, after 6 P. M. TO EXCHANGE—SOME NEW COTTAGES IN BROOK-In for Farm, Merchandise, Steam Engine and Roller, Safes or vacant Lots. Address JUSEPI DAYISON, 48 Marcy avenue, Brookly, builder, or CHANDLER SMITH, No. 4 Day atreet, New York.

THERE WHOLESALE STOCKS CLOTHING, TWO retail stocks Dry Goods, to exchange for Real Estate; also first class Dwellings for Lots and Farms.

MILLS & CLARK, 138 Chambers street. UNENCUMBERED LOTS IN BROOKLYN, FINELY located, and unencumbered suburban Property, in exchange for New Yors or Brooklyn Houses.

STEPHEN D. YANCEY, No. 5 Pine street. VALUABLE MINERAL LAND FOR SALE OR TO EX cange. 50 acres of Weidon Iron Lands for sale or to exchange for New York Property; price 56/500. Iquire of MORITZ DINKELSPIEL, 757 Broadway, opposite Astor place.

WILL EXCHANGE—BROOKLYN RESIDENCE, BE-tween Fort Green and Hanson place, 16 rooms, all improvements, \$16,000, for New York city house or bonds and mortgages. Address R. A. C., 229 East Sheeteenth street. WANTED TO EXCHANGE—A FIRST CLASS COUNTRY
Residence, in New Brunswick, all modern improvements, second to none, location fire, for a nice bonse in
New tork, between Twentietts and Forlitch streets; also
wanted, for cash or nearly so, in same location, a good three
story House, worth about \$20.000.

B. S. MANGAM & CO., 39 Nassau street, room 184.

GTH AVENUE, NEAR FOURTH STREET. 14,000 FOR four story brick Building, 16140, lot \$2, to bange for Brooklyn Dwelling, about \$3,000.

SPENCER C. DOTY, 23 Units, square.

REAL ESTATE WANTED.

REAL ESTATE WANTED.

OWNERS OF HOUSES DESIRING TO SELL OR RENT ROBERT F. MEEKS, Real Fatate Broker, 80 Cedar # OWNERS OF VACANT LOTS AND HOUSES DESIRING

U to sell or let will have their properties, especially ea-side, promptly attended to by sending full particulars. LIONEL PROCHLICH, Third avenue, corner Fiftieth st. TENEMENT PROPERTY WANTED TO LEASE-Rent paid quarterly. in advance if desire. L. DENTSON, Ju., 187 Greenwich street.

WANTED-A PLEASANT RESIDENCE IN YONKERS With carriage house, gas, &c., price from \$5.0 \$7,000 in exchange for a neat three story crick House Lot, with all improvements: price \$12,000, bulance or main on merica-e Apply to the owner, on the orients West Thirty sixth street, near Ninth arenne, New York

W ANTED—A NUMBER OF PRIVATE AND TENE-trenth. Fourteenth and Seventeenth wards preferred; a large number of German customers constantly on hand. HUGH QUESEN, 183 Bowery, Bank building.

WANTED-A CORNER STORE PROPERTY; EAST aide, up town; to seems - n of May; price, \$31.000 Address particulars, S., station H. WANTED TO PURCHASE. TWO LOTS OF GROUND, 26x100 each, letween First and Ninth avenues and Twentieth and Fitteth streets. Advices REAL ESTATS, box 1s6 Herald office, three days, stating price.

DISSOLUTION OF COPARTNERSHIP—THE COPARTnership heretofore existing between the undersigned,
under the firm name of Goldsmith a Smith, is dissolved this
day by mutual agreement. John Smith is alone authorized to
sign the firm name in liquidations.
NEW YOR, Fen. 2, 1972. GEORGE M. GOLDSMITH,
JOHN SMITH.
The claims against axid firm will be paid on presentation
to me at the corner of York and Hudson arrests. Jersey Chy,
JOHN SMITH.

NOTICE,—THE UNDERSIGNED HAVE THIS DAT
formed a copartnerable under the 1rm name of Appar
& Connor, as Stock Brokers, at 10 Wall street.
LOUIS J. APGAR, late of Appar & Co.
EZRA S. GONNOR.
member of New York Stock Exchange.
NEW YORK, Feb. 1, 1872.

NEW YORK, FER. 2, 1872.—THE COPARTNERSHIP bereiofore existing between the undersigned, Henry W. Wagner and Salvador Barlow, is this day dissolved by must nat consent. All debts and domands will be paid by Henry W. Wagner.

8. RARLOW.

8. RARLOW. N. R.—The business will be still carried on by Henry W. Wagner, at Concordia, 28 and 30 avenue A.

A .- \$10,000 WILL SECURE AN INTEREST IN A COM-cern controlling the sale of one of the most popular agricultarial implements in the market. Apply to GRIGGS, CARLETON & CO., Financial Agents, 98 Broadway.

A. ADDITIONAL CAPITAL.

Merchants, manufacturers and others requiring more capital, either to extend or establish a business,

or enter any first class business, will meet with response parties and desirable opportunities thoroughly investigat our office. No charge against investors.

GRIGGS, CARLETON & CO., Financial Agents, 98 Broadwa; Financial Agents, 88 Broadway, Welting & Co., Dry Goods, 380 Broadway, tranville, Whittlessy & Co., Hats and Furs, 398 Broadway, C. S. Townsend, Esq., of Osborne & Townsend, Jew Broadway.

A WELL-KNOWN MANUPACTURING HOUSE WOULD take exclusive sale of some valuable and profitable pectaities wanted by painters, builders, contractors or manufacturers. Address box 633 Post office, New York. PARTNER WANTED—IN A FIRST CLASS AND well established jobbing business, over ten years; canicquired \$10,000; best references given and required. Adult. A. H., box 144 Horsid office.

BETTER AND CHEAPER OPPORTUNITY WAS never offered to go into the Iron business; \$1,000 for 6 Foundry, at 251 bilgabeth street. Address box 3,003 todice. PARTY WANTED-WITH \$40,000 CASH, TO IN-vest in an article on which a large profit will be guar-ed in a short time. Address E. J. V., box 4,033 Post

AN ASSOCIATE WANTED-IN A DOMESTIC HARD. A ware and House Furnishing Store, in one of the best locations known; no better in or near New York. Address for one week J. W., box 129 Herald office. YOUNG EXPERIENCED GENTLEMAN, WITE kind in any capacity; not afraid of work; best rel . Good parties please address M. W., box 217 Heraid

FIRST CLASS CONFECTIONERY, FANCY CARE and Ice Cream Salcon, established over 20 years, for or exchange for real estate. Corner Fourth avedue and night before. PARTNER WANTED IN THE HARDWARE BUS a ness at Chicago; advertiser will furnish two-thirds expital and divide equally. Those with capital and thoroug towledge of the business address, for ten days, STEW and created office.

BUSINESS PARTNER, WITH \$5,000 CAPITAL, TS a proitable, legitimate manufacturing business, cov-by letters patent; money to develop business and under proi of investor. For personal interview state where the manufactors MONOPOLY, but 4,115 New York Pos

ONE HUNDRED PER CENT PROFIT.—A FEW HUN dred dollars will purchase the right to manufacture an sell an article wanted in nearly every family, and results cells for double its cost, or a live man with small capital can have half-interect to manufacture the same in this city or vicinity. Address, stating where an interview can be had BUSINESS, but 164 Herad office. PARTNER WANTED-ACTIVE OR SILENT, WITE \$12,000 or more, in a gine factory; principals only will answer. Address G. P., Hereld office.

PATENTS MECHANICS THE ADVERTISER WILL pay cash for a valuable patent not yet introduced; ha both money and inducace. Address OFFICIAL, Heral

PARTNER WANTED—WITH \$5,500, TO JOIN IN THE manufacture of a staple bardware, secured by patents, with uniformled domand; good profits, factory in working order; no agents. Address ANUJACTURER, Here

PARTNEIL WANTED—IN THE OLD IRON, METAL and Machinery business, in one of the best locations in Brookive; one sale to conduct the financial part of the business, and able to command from \$5.00 to \$6,000, can add dress M. O. P. Brooklya Reach Herald office.

PARTIES WITH CAPITAL WISHING AN HONORABLE and lucrative business out of this city, now successfully carried on here, call at 113 Bloocker street, up stairs, from room. SALE AND LIVERY BUSINESS.—A GENTLEMAN with a good business connection would associate himself with a reliable party having sufficient capital to carry on the above business; has a good stable in view in a first duam location. For further particulars address SALES, Herald

THE UNDERSIONED WISHES TO PURCHASE AS Interest in an established and paying Hotel, central located in the city of New York; to invest from \$18,000 at \$10,000 in cash; have a large Western and Kestern acquaint ance; have had twelve years' experience in the hotel bus ness West; the very best references given and required. A communications strictly condaintial. In answer state time and place of interview. N. B.—Will return to the city of Wednesday. Address G. H. O., Recald office. TO PHYSICIANS.—THE SUBSCRIBER OFFERS and to an accomplished physician and surason whom he can introduce and endouse to bis former of the Residence hereinfore occupied by tim, in a pleasant lage in South New Jersey, by which a cractice of from a cost, one of the property of the property

TO A COMPETENT PARTY WILD CAN COMBAND 8,000-Call on me at my room, No. 19 National Hotel Cortianut street, and I will guarantee a bandsome income daily and eventually a fortune, or address J. A. W., National Hotel.

TO PUBLISHERS.—A PRACTICAL PRINTER, OWN Ing a considerable quantity of new type, will print a weekly or monthly paper at very low rates. Address S. M., box 150 theraid office. WANTED-SPECIAL OR ACTIVE PARTNER, WITH \$5,000, in a good paying business, well established, Address B. SINESS, Herald office.

WANTED—AN ENERGETIC MAN, WITH A FEW thousand dollars, as partner in a safe business, just started and secured by patent; the profits on last week's orders are over \$400. Address A. W. T., box 190 Herald office. WANTED-AN ACTIVE OR SPECIAL PARTNER (the former preferred), in an old catablished wholesale business; capital required, \$10,000; a good chance to the right party. Address J. B. G., but 208 Herald office.

\$650. -PARTIES WISHING TO ENGAGE IN BUSC the Bre, and which will improve in rebuilding the city, can approach to the fire and which will improve in rebuilding the city, can purchase half interest. Address G., allvertising office, 1,241 Broadway.

\$1.000. -WANTED, A GOOD BUSINESS MAN, TO, take half of an old established business, paying 150 per cent. Call at 727 Broadway, round 19. \$1,000. ASSOCIATE, AS TICKET-SELLER, &C., little expense; has created great excitement, and lauded to the skies by the press in this city; nothing tike it in the world with proper management will pay \$5.00 weekly profits; and in fact, there is no reason why it will not pay as much as Barnum's show, which cost \$6.6,660. Apply at 315 6th avenue, upstairs.

\$2.500 WANTED—TO COMPLETE A MOST FAgiven that the loan will not only cover guarantee will be
given that the loan will not only cover florif, but render,
yearly profus for great magnitude. Unit at room 19, National Hotel, Cortlands street.

\$10.000. The ABOVE AMOUNT IS WANTED manufacturing business, to extend the same; \$2,000 per anum for two years will be paid for it, and the loan was eccured; the best of mercantile references given. Address HARDWARE, box 20 Post office, Elizabeth, N. J.

\$50,000 - PARTNER WANTED, IN THE DI quiring more capital; Bris class references given and quiring. Apply to ORIGUS, CARLATON & CO., Financiagotte Services.

\$10,000 OR #15,000,—FIRST CLASS MANU-mense; associations number one. Honorable parties a ing to deal with such call at lot Broadway, room 14.

\$15,000. -A PARTNER WITT THIS AMO. NY IN SITE OF THE STATE OF THE STAT

E. tate Agents, buy, sell and rent Property on most